

TO INCREASE PRICE OF GARDEN SUITES

Apartment at Jackson Heights
Will Cost More After
December 15.

THE PRICE of Garden Apartments at Jackson Heights, Borough of Queens, is to be advanced after December 15, according to announcement made yesterday by the Queensborough Corporation. The recent steady increase on the cost of building materials, labor and all matters pertaining to construction is given as the reason for this move.

The prices of these apartments, as in the past, will in the future be controlled by the cost of construction, the Queensborough Corporation announces. The company declares that its only control over the cost of production in the past has been its refusal to pay premiums for anything that has entered into the construction work.

Had it not adhered strictly to this construction policy, the company says, it would have been impossible to sell garden apartments at the prices that have prevailed during the last three years. This policy has enabled the corporation to sell apartments valued at more than \$7,000,000 to about 1,000 tenant owners.

The success of the Jackson Heights tenant owned apartment houses during the first two years of the garden apartment construction attracted such well known building concerns as the J. G. White Engineering Corporation, Dwight P. Robinson & Co. and the Jackson Heights Apartment Corporation to start work erecting elevator garden apartment buildings. The success of their ventures attracted other builders to the field, and the latest operation of this character is that of Stone & Webster, who recently began the construction of fourteen new buildings of the attractive semi-suburban type, containing 112 suites. These buildings will be ready for occupancy about February 1, 1923.

The chateau type of garden apartments were introduced at Jackson Heights by the J. G. White Engineering Corporation, the builders of the Ritz and the Waldorf in London.

In the planning of the many garden apartment homes erected at Jackson Heights the owners and architects have succeeded in so arranging the doors and windows of the various apartments as to have obtained full 100 per cent. light, air and cross ventilation, while at the same time, safeguarding and preserving the privacy of the living rooms, chambers and servants' quarters.

This happy solution of a problem that at all times has proved difficult to owners and architects alike has been arrived at, in the case of the Jackson Heights apartments, because of the construction of the buildings around an unobstructed garden court, the carrying of all apartments through from the front, or street side, to the garden side, or rear, of the building; and the division of each block, for purposes of building into units, into much larger frontages than those of the average New York city apartment house; and last, but not least, the use of a considerably less percentage of the plot than is prescribed by the building code.

AUCTIONEER OFFERS 478 LOTS IN CORONA

J. P. Day Will Sell Sites on
Election Day.

Practically the only large tract of land available for home building between Corona and Junction avenues and Corona Heights, in Corona, will be sold at auction on Tuesday by Joseph P. Day in Parish Hall, Elmhurst. The property comprises 478 lots, and they extend south from Corona Avenue along Junction Avenue to Queens Boulevard.

The Corona station of the Long Island Railroad is about two blocks east of the property, which is tapped by the Corona Avenue surface car line operating between the Wyckoff Avenue station on the Ridgewood "L" and the main station in Flushing of the Long Island Railroad.

Junction Avenue is the main connecting thoroughfare between Queens Boulevard and North Beach and Flushing Bay sections of the north shore of Long Island. The Junction Avenue trolley line connects with the Junction Avenue extension, also with the Corona Avenue surface cars in front of the lots to be sold.

Elmhurst during the last several years, but especially since the local tax exemption ordinance has been in effect, has been one of the most active home building sections in the city. Corona has been a close rival. About 600 new one and two family houses are being erected around the Corona station of the Long Island Railroad. The intersection of Junction and Corona avenues is the local business district and a lively traffic center.

ON STATEN ISLAND.

M. James Hughes, at Port Richmond, S. I., sold for George V. Day his house and plot, 40x137, on Jewett Avenue, to William Dugan.

Harmon's Sunny Hills Lure Seekers for Rural Homes

By EDGAR K. BROWN,

Secretary of Clifford B. Harmon & Co.

HARMON-ON-HUDSON originally formed a part of the ancient manor of Van Cortlandt. It lies on the easterly shores of the Hudson with the wooded banks of the Croton River for its southern boundary. The hills of Westchester country are justly celebrated for their picturesque beauty, and at Harmon, where the rivers join, these sunny hills and restful valleys form a combination of outdoor beauty that cannot be excelled.

Here on the hilltops and in the pleasant valleys are many homes of those who weary of the turmoil and noise of city streets have set up their dwellings among these peaceful surroundings. The business of New York City is fast crowding its population northward. The land where once delightful homes extended is now built over with apartment houses, and those who want home life as it used to be are fast seeking them in Westchester county, from which the workers can go each day to their occupations in the city and each evening return to the restful country.

Thousands have already made this trek from city to country, and unnumbered thousands are still to follow. To such the gates of Harmon are thrown wide open and many are who will be attracted to the beautiful homes at Harmon is the residence of Clifford B. Harmon, for whom this village of homes is named. The buildings are erected on a high bluff almost overlooking the Croton River, which flows peacefully below through wild and romantic scenery, as beautiful as any in the Adirondack wilderness.

The use is built after the style of the Spanish missions, mostly one story, of rough native stone

PICTORIAL NEWS OF BUILDING AND REALTY FIELDS



Eleven story apartment house being completed for Albert Sokolski at 29 East Sixty-fourth street, in the exclusive Lenox Hill section. It contains suites of six and seven rooms and three baths. The exterior is of the Italian Renaissance period. Pease & Elliman are the renting agents.



Latest Allerton Club building, 130 East Fifty-seventh street.



150 East Seventy-third street.

Hudson River Towns Have Retained Quaint Dignity

By L. W. PRINCE,

of Prince & Ripley.

WHEN YOU drive through towns like Pelham, New Rochelle, Larchmont, Scarsdale, Bronxville or White Plains, you see a purely American character of property development. It is in such suburbs as these that Sinclair Lewis places his "Mr. Babbalanza" and for want of a better name typifies them all as "Floral Heights." They are distinctly modern American developments. But drive across the county to the Hudson River and you have an entirely different atmosphere. These Hudson River towns have retained, in a marvelous way, the quaint dignity of their Colonial days. In some spots you feel that you might be in England, or sometimes the early Dutch influence can be seen in these picturesque towns; yet above all these impressions is the feeling that you are treading on the same ground as our real Revolutionary heroes.

All this section is blessed with a natural beauty that is unequalled in its charm anywhere in the county. The combination of the majestic, broad Hudson and the abrupt, rugged hills rising from its shore offers magnificent long distance views in almost every town. The rapid development of this territory has been held in check by the presence of large estates. These places with their vast acreage have almost monopolized the section. But there are some very important changes taking place in this respect just now and I want to point out these things in connection with some of the towns.

The Growth of Yonkers. Yonkers is so close to New York that it has in many ways outgrown its northern neighbors. The growth to-day is eastward and southward. North Yonkers consists mainly of large estates and this feature has prevented any development on a large scale. Yonkers spreads out eastward to the Harlem Railroad, and in this section, at Croton Wood, there has been considerable building of the modern type of homes. South Yonkers has also enjoyed great activity during the last few years. Many multi-family houses have been built, and particularly along Broadway there has been a very great increase in basic property values. Yonkers will some day grow northward through the development of some of the large estates in that section. The average wealthy man to-day does not want large acreage, but is content with a compact little estate of four or five acres. He establishes his country home farther away from New York, where land is less valuable and the burden of upkeep not so great.

Wonderful Views at Hastings. Hastings is the first town of any size north of Yonkers. The residential section is built on a high ridge with wonderful views of the river. Riverview Manor is its notable recent development. Here is an example of the attractive manner in which this county lends itself to modern development. The English type home is the popular one in this section, and in fact, run anywhere from \$12,000 upward. Hudson Heights is another Hastings home.

Large Estates at Irvington. Irvington consists entirely of large estates from the water front to the hills. Among these are the Russell Hopkins, Coleman DuPont, W. H. Mather, J. D. Rockefeller, and many others. Splendid big mansions with wide sweeping vistas of the Hudson and acres of woodland. Here the English atmosphere is very evident. But many estates of this type are being offered for sale. They are too large for the present day living and upkeep. I think that this will result in the breaking up of some of these acres into smaller developments, and if this happens it will be a great factor toward the growth of this territory. At present Irvington does not offer much opportunity to the small home buyer.

Tarrytown is the most cosmopolitan of the suburban Hudson River towns. All types of homes, from the modest cottage at \$10,000 or \$12,000 to the mansions at \$100,000 and \$150,000 are to be found here and is particularly rich in its historical associations. The most notable growth recently has been in the Phillips Manor section in the northern part of the town. Phillips Manor has its own station, club and bathing beach. The land here is quite level and makes ideal building plots. Homes built in this section range from \$15,000 to \$25,000. It is a spot destined to be the center of a great deal of building within the next few years.

SALES IN MANHATTAN REVEALED IN RECORDS

Chatham Trading Company sold to Isabella L. Biglow the four story building with store 312 Washington street, 26x80.

William Allaire & Sons sold to Theodore Armsberger and Anna Krause the one story building 142 East Seventeenth street, 25x92.

The West 180th Street Garage, Inc. sold its property on the north side of 180th street, 374 feet west of Amsterdam avenue, 64.10x74.42 irregular, to J. P. Anderson.

Eugenia Van Der Ende sold to Fannie Zauderer the two four story tenements with stores 261-263 Third street, southeast corner of 113th street, 40.11x60.

Hilmon Realty Corporation sold to Isaac Evenson the six story apartment 79-83 West street, 40x60.11.

William F. Peper sold to the Caesar Realty Corporation the five story apartment with stores 2188 Amsterdam avenue, near 160th street, 40x110.

Julius Bacharach sold to Lillian M. Kutter the six story apartment 228 West Sixty-third street, 37.6x100.5.

Morris Rosenfeld sold to Joseph Abelson the five story flat 17 East 115th street, 25x100.11.

The Greater New York Corporation of Seventh Day Adventists sold to John A. Whitted the three story dwelling 14 West 110th street, 25x93.11.

Marie J. Fleitman sold to Constance V. Hamilton the three story dwelling 239 East Sixty-first street, 25x100.5.

Lillian A. Morris sold to Mary Caragitto the three story house 153 East Thirtieth street, 25x93.9.

Minnie Fickander sold to Rachel Ziskind the three story dwelling 109 West 120th street, 25x100.11.

PEEKSKILL REALTY IN STRONG DEMAND

Prices Are Rising Gradually in Steady and Active Market to New Values.

By JOHN V. ALEXANDER.

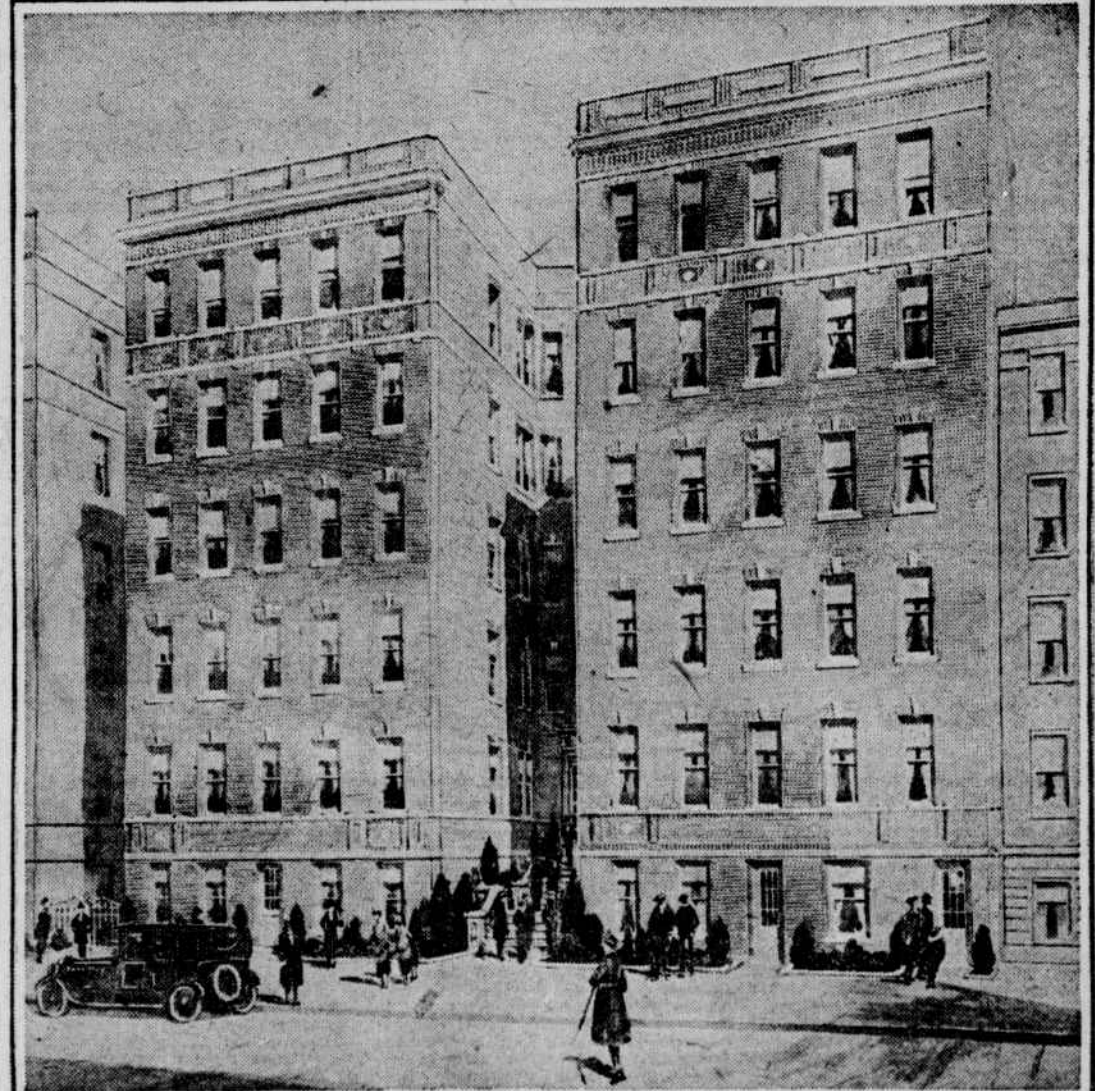
SITUATED forty miles from the Grand Central Terminal picturesque Peekskill has experienced a demand for village business properties and commuting homes and gradually increasing prices until to-day owners refuse to discuss sales, except at new values, and the market is steady and active and local people are anxious to obtain any village property at fair prices. The modern, small, commuting home is unobtainable. There are no vacancies, and while heretofore mortgage money on residential property was hard to obtain recent loans have been placed for as much as some property sold for within four years.

During the war there was no construction and not until about three years ago, when new residences were started in scattered locations. During the last year some sections which were largely undeveloped and had river views have been built up from vacant building sites. Heretofore the cheap, small, one family house was considered income paying. Rents have increased from the former average of \$20 to \$30 a month to \$30 to \$100 and more. All who could have bought their own homes, many on easy payments.

South street frontage at \$1,000 a foot is in demand and none offered. The lake sections have been bought up and lake frontage is so scarce that it is rare to see it offered.

The big deals include one for more than 300 acres of Hudson River frontage, sold to the Albany Day Line for a park. A few big country estates were sold during the past year and many remote, cheap, large places were sold. The demand is for (and many sales have been made within the past year) large acreage, with brooks, fruit and farm buildings, suitable for week end trips and summer camp sites. Such places require no help and the city man makes his regular weekly trip and saves hotel and big inn bills.

Peekskill has three large brooks running into the Hudson from the five big lakes—Ossawana, Mohegan, Indian, Okauch and Barger Pond. Of brooks noted for their picturesque, wooded hills and ravines the Roaring Brook is a sample. It has a drop of 300 feet in about a half mile. Trout fishing is good in all the brooks and the lakes are filled with bass and perch. Our roads are noted for their good condition. Local material and iron gravel are used and they are heavy enough to avoid dust. The State roads north and south and east and west are crowded.



Edgell Garden Apartments, just completed, at 237 West 230th street, adjacent to Broadway, by Pace & Leisinger, Inc., its builder and owner. The house contains attractive suites of three, four and five rooms, with ample closet space. The Broadway-Seventh Avenue subway station at 231st street, is one block away.

MARKET NEWS IN BRIEF.

J. Clarence Davies, Inc. placed first mortgages aggregating about \$18,000 on properties located as follows: East side of Murdock Avenue, 100 feet south of Cranford Avenue; east side of Murdock Avenue, 133 feet south of Cranford Avenue; west side of Murdock Avenue, 100 feet south of Cranford Avenue; west side of Murdock Avenue, 133 feet south of Cranford Avenue.

QUEEN'S BOROUGH MARKET.

H. Richter & Co. sold for Nellie Godley four lots on Beach 127th street, Belle Harbor; for A. P. Solomon, two lots, corner of Beach 145th street and Neponset Avenue; for Lewis D. Arara two lots on Beach 145th street, Neponset; for Patrick J. O'Brien, 4 lots corner of Beach 154th street and Washington Avenue, Belle Harbor, and for Helen O. Vanderpool, four lots on Beach 147th street, Neponset.

MISCELLANEOUS LEASES.

The Haggstrom-Cullen Company has leased for the 135 West Sixty-third Street Corporation the four story and basement building at 135 West Sixty-third street to George Whitley.

Albert B. Ashforth, Inc. leased offices in the Munson Building to Daanhouwer & Co., Inc., and in 230 Broadway to David Strauss and Arthur Bank.

Hill & Krygier leased a store in 139 Liberty street to Gilbanks, Inc., florist.

Unusual Grades Complicate Building Problem



New home development at Orloff Avenue and 238th Street.

IN DESIGNING a group of homes for a plot at Orloff Avenue and 238th street, the architects, Hopkin & Koehn, were faced by the problem of adapting their plans to a property bounded by three streets. The parcel was of peculiar shape and unusual grade conditions had to be studied. One of the streets was neither graded nor opened. Orloff Avenue was not graded, and was fifteen to twenty feet higher than the other thoroughfares. There are twelve dwellings of three sizes on the property. They contain four, five and six rooms. Some of them have garages under the rear parts of the buildings. The dwellings are English in style with stone exterior walls of different shades. The roofs are shingled in neutral colors. The houses will be well finished, but not decorated, say the architects. There is much foliage on the property. The houses are in condition to be shown to prospective buyers by an agent on the property.

PLAN 800 HOUSES IN UPPER BRONX

Louis Gold & Co. Buy 1,000
Lots From American Real
Estate Co. for Project.

THE RECEIVERS on the American Real Estate Company have sold a thousand lots on Westchester Avenue to Louis Gold & Co., Inc., who announced yesterday their intention of erecting eight hundred two family houses on the property. The lots border more than a mile on Westchester Avenue which is the route of the Broadway-Lexington Avenue subway and extend from Bronx River Avenue on the west to Morrison Avenue on the east. The northern boundaries are formed by East 173d and 174th streets. The lots front also on Stratford Manor, Ward, Belmont, Elder, Wheeler, Evergreen and Colgate Avenues and on East 172d street. All these streets have been asphalted and some improvements installed.

The property is within walking distance of both Bronx and Crotona Parks. The Clason Point trolley line touches the property, giving direct access to Clason's Point and the shores of Long Island Sound. The West Farms station of the New Haven railroad is at the property.

In discussing plans for the housing project, Mr. Gold said: "We plan to erect 800 two family houses on this tract, which will sell for not more than \$16,000, or at a cost of not more than \$10 a room and lot. These houses will be ready for occupancy by the owner by renting on the floor will be practically able to meet all the carrying charges."

No similar project north of Times Square has been possible for the last generation owing to the high cost of land. Those who are familiar with the cost of land in The Bronx know what after paying the required price and removing the rock the construction of modern two family houses will cost more than \$16,000.

The lots which we have acquired in the last tract of its kind north of Times Square. It is certain therefore that the offer we are making will never be duplicated. Our plans for building are practically completed and will be announced soon. We can say now that we will put into this operation within the next six months more than \$3,000,000. The houses will be tax exempt and will be ready for occupancy by the spring of 1923."

NEW BUILDING PLANS SHOW GAIN FOR ALL BOROUGHS BUT RICHMOND.

Gains in the number of plans filed last week in the Bronx and Brooklyn brought the city's total for the period to a higher figure than that of the corresponding period of 1921. Eleven plans in Manhattan represented 2,007,000 sq. ft. in the Bronx were for \$1,511,400; 363 for Brooklyn called for \$3,472,645; 521 in Queens, \$1,134,865; 10 in Brooklyn, \$1,170,400. The figures for the corresponding week of last year were, respectively: Manhattan, 18 permits for \$1,555,900; The Bronx, 75 and \$1,470,297; Queens, 51 and \$1,075,725; Richmond, 23 and \$1,077,700.

In all boroughs but Richmond the showing for this year to date is far ahead of that of the corresponding period of last year. Since January 1 permits for 958 structures, to cost \$14,799,877, have been issued in Manhattan; 3,487 in the Bronx, to cost \$18,094,518; 1,732 in the Bronx; 10,432 for construction to require \$103,200,401 in Brooklyn; 17,303 for new Queens operations, needing \$106,829,297, and 2,661 for structures on Staten Island, to cost \$5,987,813.

For the corresponding time of 1921 the figures were: In Manhattan, 622 permits and \$114,609,741; in the Bronx, 2,545 and \$51,134,665; in Brooklyn, 7,357 and \$80,084,095; in Queens, 11,521 and \$64,871,890, and in Richmond 3,294 and \$6,988,276.

TO SELL TWO FAMILY HOUSES IN L. I. CITY

B. L. Kennelly to Offer 29
New Properties November 8.

An unusual offer to persons seeking a built home is embodied in the announcement that twenty-nine new two family houses on Heister street, Long Island City, will be sold at auction on Wednesday, November 8, by B. L. Kennelly. The properties are at the Bliss street station of the Corona extension of the dual subway and adjoin Queens Boulevard. The sale will be held in the Vesey Street Building.

The houses contain four rooms on the lower floor and six rooms on the upper floor. There is room for a garage in the rear. One \$2,000 in cash is required to buy one of the houses; the balance of \$1,000 is required on the day of the sale and \$1,000 within thirty days thereafter. The properties are within a fifteen minute run of the Grand Central Terminal by subway. They are to be sold for the Bliss Street Realty Company, Monroe Douglas Robinson president.

On the same day Mr. Kennelly will sell at auction twenty-eight improved lots on Queens Boulevard, Gosman and Heister streets, Nelson and Anable avenues, Long Island City, for the Caulfield Realty Company. These are concrete sidewalks, curb, macadam streets and water mains installed adjoining the properties.

NEW COOPERATIVE FLAT

Eleven Story House Going Up on
East Seventy-third Street.

The latest addition to the cooperative movement on the East Side is the eleven story building now in course of construction at 150 East Seventy-third street, southeast corner of Lexington Avenue. The building, covering nearly two and a half city blocks, is to be completed next July. It has been designed by Cron & Cron, architects, and is being erected by the construction firm of John Lewis, Jr.

There will be four apartments on each typical floor, in suites of six, seven, eight and nine rooms, each with two or three baths. On the first floor are physical education rooms, swimming pool, tennis court and other recreational facilities. The features of this plan is that only eleven or twelve of the forty-four apartments will be occupied by stockholders of the cooperative basis, thereby leaving thirty-three or thirty-four tenancy paying rent and eliminating payment of rent or assessments on the part of the stockholders.

Special designed apartments of sixteen rooms and six baths and of sixteen rooms and three baths have already been sold to Edwin O. Holter and Howard Fago, respectively. Brett & Wyckoff are selling and managing agents of the building.

TO SELL BROOKLYN HOUSE.

The two story frame dwelling, 5609 First Avenue, Brooklyn, is to be sold at auction by the Jere Johnson, Jr., Company on Thursday, November 8, for the estate of the late Margaret Ruddy. The property is situated between Fifty-fifth and Fifty-sixth streets in the vicinity of the South Brooklyn industrial waterfront section.